

## Comparison between NPPF July 2018 and NPPF February 2019 – For Qualifying Bodies

|  | <b>NPPF 2018</b>   | <b>NPPF 2019</b>   | <b>Commentary</b>   |
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| <p><b>Footnote 37 relating to para 73 (emphasis added):</b><br/>Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>36</sup>, or against their local housing need where the strategic policies are more than five years old<sup>37</sup>.</p> | <p>Unless these strategic policies have been reviewed and found not to require updating.</p>   | <p>Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.</p>   | <p>Footnote updated to make it clear that where local housing need is used as a basis for calculating 5 year supply of housing, it should be calculated using the standard method as set out in national policy. Separates the calculation of 5 year supply from the drafting of strategic policies which can use an alternative method of calculating a housing supply in exceptional circumstances.</p> |
| <p><b>Paragraph 177</b></p>  | <p>The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.</p> | <p>The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effects on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.</p> | <p>Most likely updated in light of the Sweetman Judgement ('People Over Wind'), which clarified that at the screening stage of a Habitats Regulations Assessment, mitigation measures could not be taken into account.</p>  |
| <p><b>Annex 2: Glossary</b></p>  | <p><b>Deliverable:</b> To be considered</p>  | <p><b>Deliverable:</b> To be considered</p>  | <p>Relates to paragraph 73/footnote</p>   |

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|                                 | <p>deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</p> | <p>deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</p> <ul style="list-style-type: none"> <li>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</li> <li>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</li> </ul> | <p>37.</p>   |
| <p><b>Annex 2: Glossary</b></p> | <p><b>Local housing need:</b> the number of homes identified as being needed</p>  | <p><b>Local housing need:</b> The number of homes identified as being needed</p>  | <p>Relates to paragraph 73/footnote 37. Change to say that a justified</p> |

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|  | through the application of the standard method set out in national planning guidance, or a justified alternative approach. | through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework). | alternative approach can only be used in the context of strategic policies. |
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